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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT (H2)

DRAFT VARIATION TO THE CONFIRMATION OF CHANGE OF LAND USE PROPOSALS FROM TRANSPORTATION USE TO RESIDENTIAL USE TO AN EXTENT OF Ac. 9.00 Cents IN Sy.Nos.5 AND 7/1P OF VENKATAPATHIRAJUPETA (V), GAJUWAKA (M), VISAKHAPATNAM DISTRICT.

[G.O.Ms.No. 239, Municipal Administration and Urban Development (H2), 22nd June, 2017.]

APPENDIX

NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated : 30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act, 2016.

VARIATION

The site is falling in Town Survey Nos. Sy.Nos.5 and 7/IP of Venkatapathirajupeta (V), Gajuwaka (M), Visakhapatnam District and measuring an area of Ac.9.00 cents. The boundaries of which are given in the schedule below, which was earmarked for Transportation Use in Master Plan of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as Residential Use by variation of change of land use, which was shown in Zonal Development Plan and Master Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority.
2. the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority.
3. the applicant shall obtain approval of building plans for construction of buildings from Greater Visakhapatnam Municipal Corporation, Visakhapatnam duly paying necessary charges to Greater Visakhapatnam Municipal Corporation, Visakhapatnam and Visakhapatnam Urban Development Authority, Visakhapatnam as per rules in force.
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/ Greater Visakhapatnam Municipal Corporation before issue of building permission / Development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. the applicant shall provide sufficient buffer towards Ravula tank and railway track as per G.O.Ms.No.119, MA&UD (H) Department, Dated : 28.03.2017.
9. any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North	:	Land in Sy.No.6
South	:	Land in Sy.No.4 and existing 40'-0" wide road
East	:	Land in Sy.No.7
West	:	Land belongs to Railways.

R. KARIKAL VALAVEN,
Principal Secretary to Government.

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